150.0	0001	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	658,900 / 658,900
					USE VALUE:	658,900 / 658,900
					ASSESSED:	658,900 / 658,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
56		FOUNTAIN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KIRCHNER STEVEN
Owner 2:	
Owner 3:	
Street 1:	56 FOUNTAIN RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PETERSON LESLIE TRUSTEE -
Owner 2:	DORIS M HILL REALTY TRUST -
Street 1:	56 FOUNTAIN RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .103 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1931, having primarily Aluminum Exterior and 1376 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4500.000	211,300	3,600	444,000	658,900
Total Card	0.103	211,300	3,600	444,000	658,900
Total Parcel	0.103	211,300	3,600	444,000	658,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 478.85 /Parcel: 478.85

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 98628

GIS Ref

GIS Ref

Insp Date 04/14/18

!11696!

PREVIOUS ASSESSMENT

Parcel ID 150.0-0001-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	211,300	3600	4,500.	444,000	658,900		Year end	12/23/2021
2021	101	FV	205,300	3600	4,500.	444,000	652,900		Year End Roll	12/10/2020
2020	101	FV	250,500	3600	4,500.	444,000	698,100	698,100	Year End Roll	12/18/2019
2019	101	FV	206,400	3600	4,500.	416,300	626,300	626,300	Year End Roll	1/3/2019
2018	101	FV	205,700	3600	4,500.	344,100	553,400	553,400	Year End Roll	12/20/2017
2017	101	FV	205,700	3600	4,500.	316,400	525,700	525,700	Year End Roll	1/3/2017
2016	101	FV	205,700	3600	4,500.	288,600	497,900	497,900	Year End	1/4/2016
2015	101	FV	194,100	3600	4,500.	283,100	480,800	480,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:57:04

LAST REV

Date	Time
10/06/20	11:48:25
apro	

PAT ACCT. 11696

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PETERSON LESLIE	73341-75		9/25/2019		630,000	No	No		
HILL DORIS	33216-96		7/3/2001	Family	1	No	No		Richard Hill dod 11/8/12 See Trust documents
	13142-496		2/17/1977			No	No		N

USER DEFINED

Prior Id # 1:	98628
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/17/2006	690	New Wind	9,600					

ACTIVITY INFORMATION

Date	Result	By	Name
4/14/2018	MEAS&NOTICE	HS	Hanne S
10/30/2008	Meas/Inspect	163	PATRIOT
11/22/1999	Meas/Inspect	268	PATRIOT
7/14/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4500		Sq. Ft.	Site		0	80.	1.23	9									443,999						444,000	

Total AC/HA:	0.10331	Total SF/SM:	4500	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	443,999	Spl Credit		Total:	444,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	LT BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	N - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	1 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.82916456
Adj $ / SQ:	151.115
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	328057
Depreciation:	116788
Depreciated Total:	211269

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

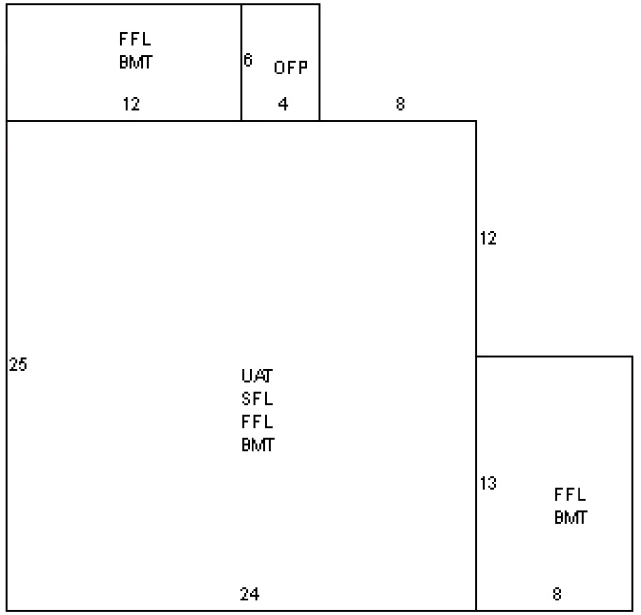
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	151.12
Special Features:	0	Val/Su Net:	90.84
Final Total:	211300	Val/Su SzAd	153.56

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	776	45.330	35,180
FFL	First Floor	776	151.120	117,265
SFL	Second Floor	600	151.120	90,669
UAT	Upper Attic	150	60.450	9,067
OFP	Open Porch	24	36.480	876

Net Sketched Area:	2,326	Total:	253,057

Size Ad	1376	Gross Area	2776	FinArea	1376

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

150.0-0001-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X21	A	AV	1935	25.82	T	40	101			3,600			3,600

More:	N	Total Yard Items:	3,600	Total Special Featues:		Total:	3,600